

## RESOLUTION NO. 94-21

**A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF BUCKEYE, ARIZONA EXPANDING THE GEOGRAPHIC AREA WITHIN AND NEAR THE DOWNTOWN BUCKEYE ACTIVITY CENTER ELIGIBLE FOR EXISTING REDUCED DEVELOPMENT USER FEES FOR DEVELOPMENT OF CERTAIN USES; AMENDING THE DEVELOPMENT USER FEE SCHEDULE TO INCLUDE THE EXPANDED AREA ELIGIBLE FOR EXISTING REDUCED DEVELOPMENT USER FEES FOR CERTAIN DEVELOPMENT USES; ESTABLISHING AN EXPIRATION DATE FOR INCENTIVE; REPEALING CONFLICTING RESOLUTIONS; AND PROVIDING FOR SEVERABILITY.**

**WHEREAS**, on April 3, 2018, Mayor and the City Council of the City of Buckeye (collectively, "City Council"), through the adoption of the 2040 General Plan which was ratified by the voters on August 28, 2018, outlined the Historic Downtown Buckeye Activity Center as a regional destination to capitalize on historical and cultural assets available in the area which specifically denotes supporting a healthy and vibrant core of employment and commercial uses; and

**WHEREAS**, on May 15, 2018, subsequent to following the statutory process and adopting its notice of intent, City Council adopted Resolution No. 32-18 which established certain reduced development user fees to incentivize redevelopment and growth within the Historic Downtown Buckeye Activity Center as documented in the City's Development User Fee Schedule dated effective as of July 1, 2018 (the "Development User Fee Schedule"); and

**WHEREAS**, the Historic Downtown Buckeye Activity Center area that is subject to the incentivized fees adopted by City Council through Resolution No. 32-18, and set forth in the Development User Fee Schedule, is commonly referred to as the "Downtown Incentive District", the general area of which is depicted on the map attached as **Exhibit A** and incorporated herein; and

**WHEREAS**, to incentivize development of employment and commercial uses which will promote enhancement of the City of Buckeye's property tax, sales tax and employment base within the downtown area of the City of Buckeye, the City Council desires to modify the Development User Fee Schedule to expand the area within the Downtown Incentive District, as depicted on **Exhibit B** attached hereto and incorporated herein, to which the reduced development user fees will apply.

**NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF BUCKEYE, ARIZONA**, as follows:

Section 1. The amendment of the Development User Fee Schedule reflecting the geographic area of the Downtown Incentive District eligible for reduced development user fees as shown on **Exhibit B** is hereby approved.

Section 2. The amendment of the Development User Fee Schedule, Section 7, describing the development uses and conditions to which the reduced development user fees are applicable, is attached as **Exhibit C** and incorporated herein by reference, and is hereby approved.

Section 3. The expanded area of the Downtown Incentive District as shown on **Exhibit B** attached hereto and the incentivized development user fees applicable to the expanded Downtown Incentive District shall expire three (3) years from the effective date of this Resolution unless extended by City Council.

Section 4. That all resolutions or parts of resolutions in conflict with the provisions of this Resolution are hereby repealed.

Section 5. That the Mayor, the City Manager, the City Clerk, the City Attorney, and the Director of Development Services are hereby authorized and directed to execute all documents and take all steps necessary to carry out the purpose and intent of this Resolution.

**PASSED AND ADOPTED** by the Mayor and City Council of the City of Buckeye, Arizona, this 21st day of December, 2021.



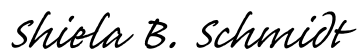
Eric W. Orsborn, Mayor

ATTEST:



Lucinda J. Aja, City Clerk

APPROVED AS TO FORM:



Shiela B. Schmidt, City Attorney

**EXHIBIT A**

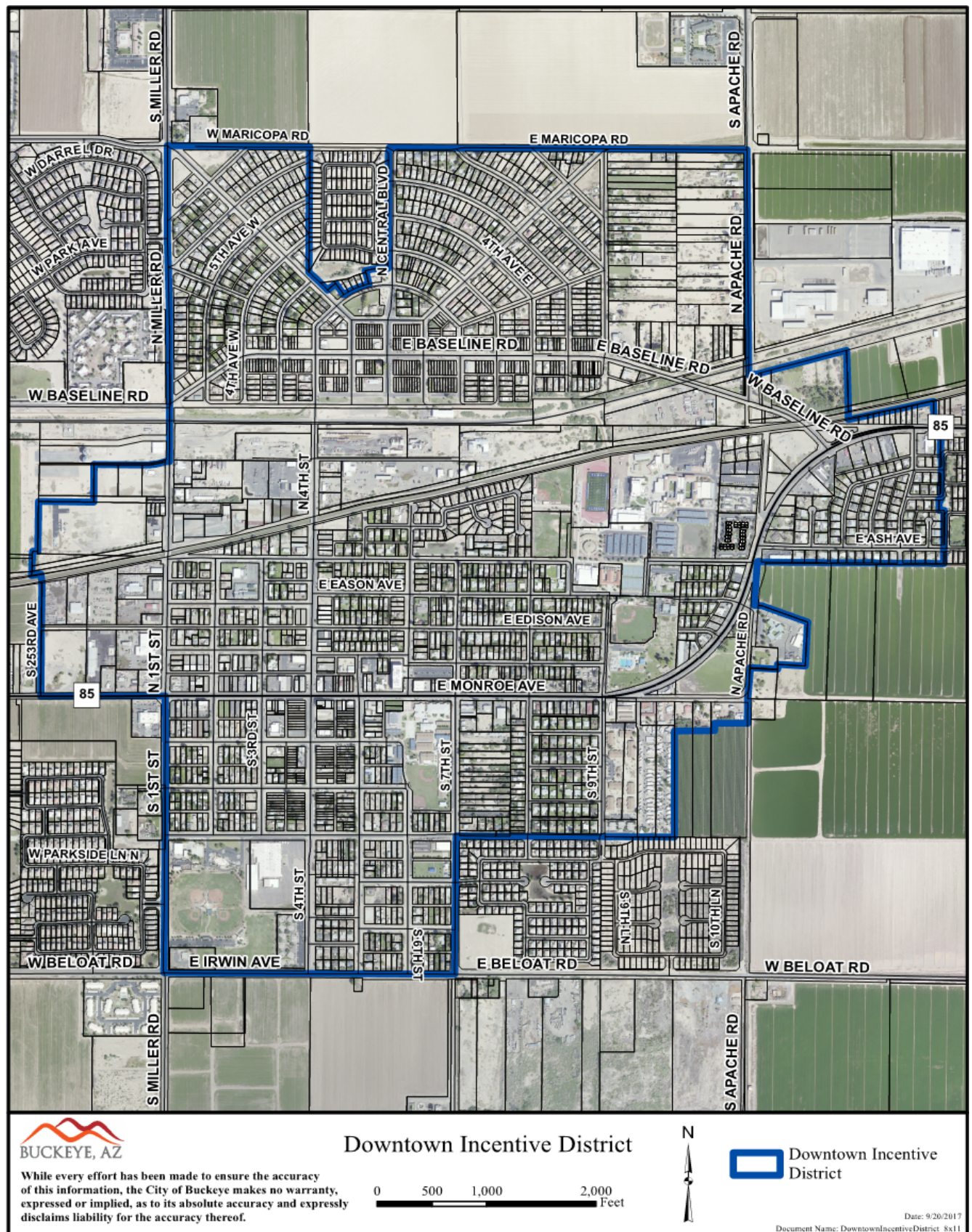
[Map of Downtown Incentive District as Established as of July 1, 2018]

See following page(s).



## CITY OF BUCKEYE

### Development User Fee Schedule



07-01-2018

**EXHIBIT B**

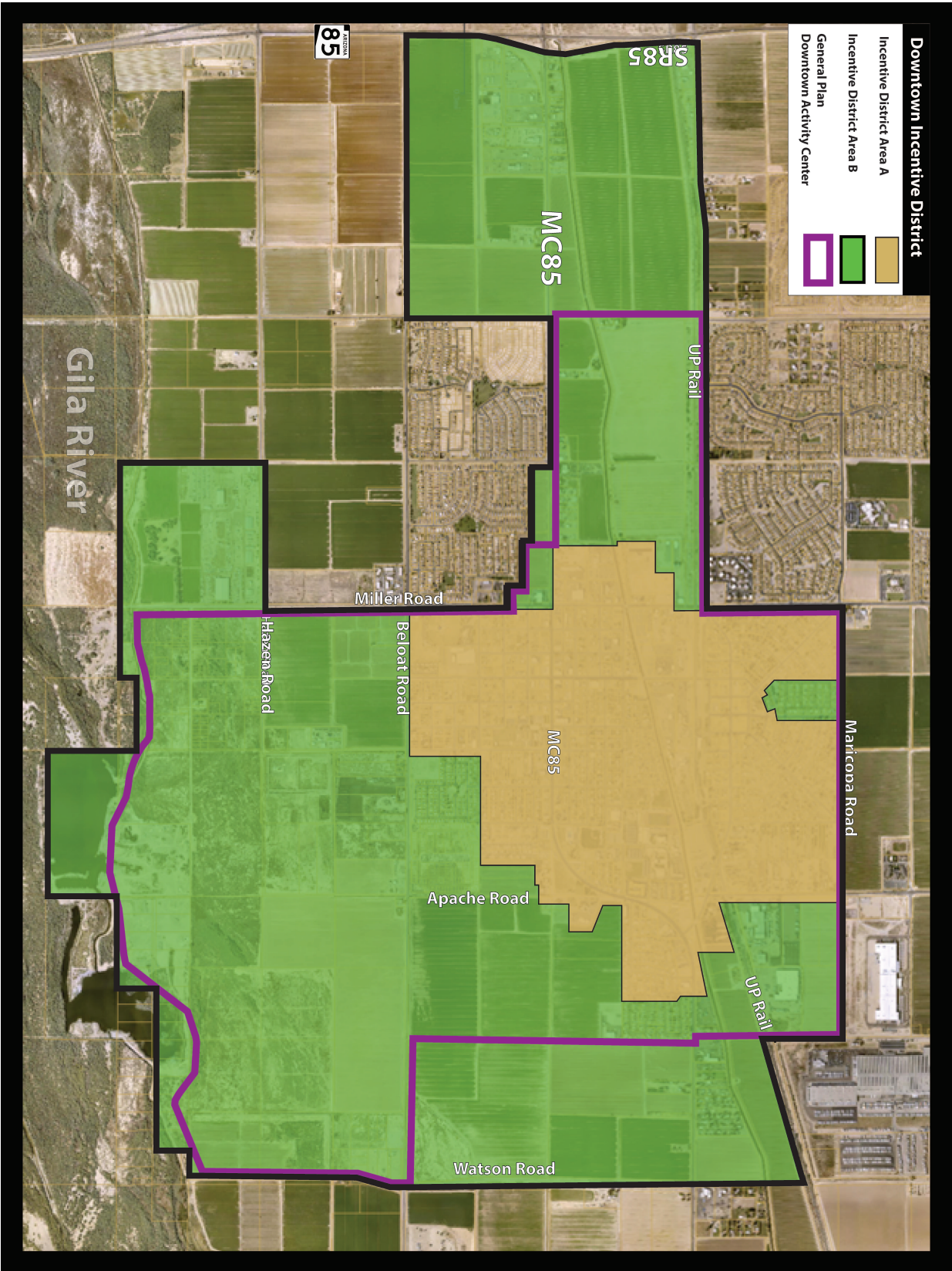
[Map of Expanded Downtown Incentive District]

See following page(s).





**CITY OF BUCKEYE**  
**Development User Fee Schedule**



## **EXHIBIT C**

[Amendment to Section 7 of Development User Fee Schedule]

See following pages.

## Exhibit C



### CITY OF BUCKEYE Development User Fee Schedule

#### SECTION 7: Incentive District

**Fee Structure: All fees charged as detailed below.**

1. Downtown Incentive District
  - a. This district is to incentivize the downtown Buckeye area for redevelopment and growth.
  - b. The incentive for this area is a 75% reduction on all User Fees as identified in this document with the exception of items (c) and (d) below.
  - c. The incentive does not apply to the following;
    - i. The Office of Manufactured Housing Set Fee
    - ii. Business License Fees
    - iii. All Class Permits, (Section 3)
    - iv. MIDS and SLIDS, (Section 3)
    - v. Annual Fees as listed under the Class Permits, (Section 3)
    - vi. All fees adopted under other council action or other fees schedules such as;
      1. Development Impact Fees
      2. Water Fees

vii. Unincorporated land developed through Maricopa County

d. Within Incentive Area B (as shown on the following map) the incentive does not apply to the following land uses. Note, there are no restricted land uses for Incentive Area A:

- i. Single-Family Residential
- ii. Multi-Family Residential with less than fifteen (15) dwelling units per acre net density
- iii. Mobile Home Park
- iv. Manufactured Home Subdivision
- v. Group Living Use Category uses
- vi. Marijuana related uses
- vii. Telecommunication Facility Use Category uses
- viii. Vehicle Storage
- ix. Resource Extraction
- x. Storage Yard
- xi. Waste and Salvage Use Category uses
- xii. Temporary Uses

~~e.~~ Incentive Area B will be offered for three (3) years from the effective date of this User Fee Schedule and may be extended by approval of the City Council.

~~f.~~ The pictorial area for the Downtown Incentive Districts A and B ~~is-are~~ identified on the following maps.

~~eg.~~ The Legal Description for the Downtown Incentive Districts ~~is-are~~ on the following pages- 24, 25, and 26.

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